



PLANNING COMMISSION AGENDA

August 11, 2014

6:00 P.M. CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the July 11, 2014 Pre-Planning Commission Minutes
Approval of the July 14, 2014 Planning Commission Meeting Minutes
Approval of the July 21, 2014 Planning Commission Workshop Minutes
Approval of the August 8, 2014 Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

A. PC14-228FSU, Final Subdivision Plat, Value Place Hotel

The Applicant is requesting approval of a final subdivision plat for the re-subdivision of Lot 7 into lots 7 and 7R. (NAC#10)(Marsh)

B. PC14-418FSU, Final Subdivision Plat, Hluch Property

The Applicant is requesting approval of a final plat for the subdivision the re-subdivision of one lot into two lots, Lots 2A and 2B, located at 111 and 113 West All Saints Street.
(NAC #11)(Marsh)

C. PC14-537FSU, Final Subdivision Plat, Monocacy Substation

The Applicant is requesting approval of a final subdivision plat for the dedication of right of way along the frontage of the property located at 1711 North Market Street. (NAC #7)(Mark)

D. PC14-337FSCB, Combined Forest stand Delineation and Preliminary Forest Conservation Plan, Frederick High School

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan associated with the final site plan for the reconstruction of Frederick High School. The Applicant is proposing to meet the requirements of Section 721 of the Land Management Code entitled, *Forest Conservation*, through a payment in lieu of afforestation/reforestation in the amount of \$49,005. (NAC #9)(Mark)

E. PC14-338FSU, Final Subdivision Plat, Frederick High School

The Applicant is requesting approval of a final subdivision plat for the consolidation of Lots 1 and 2, totaling 43.36 acres. (NAC #9)(Mark)

V. CONTINUANCES:

F. PC14-118FSI, Final Site Plan , Frederick Towne Center

The Applicant is requesting a continuance for up to 30 days to the September 8, 2014 hearing.
(NAC #5)(Mark)

G. PC14-119FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Frederick Towne Center

The Applicant is requesting a continuance for up to 30 days to the September 8, 2014 hearing.
(NAC #5)(Mark)

H. PC14-220PSU, Preliminary Subdivision Plat, West Park Village

The Applicant is requesting a continuance for up to 60 days to the October 13, 2014 hearing.
(NAC #8)(Mark)

I. PC14-221FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, West Park Village

The Applicant is requesting a continuance for up to 60 days to the October 13, 2014 hearing.
(NAC #8)(Mark)

VI. OLD BUSINESS:

J. PC14-224FSI, Final Site Plan, Value Place Hotel

The Applicant is requesting approval of a final site plan for a 124 room hotel on Ballenger Center Drive adjacent to Route 15 N.

The Applicant is also requesting a modification to Section 605 of the Land Management Code (LMC) entitled *Landscaping Requirements*.

K. PC14-265ZMA, Zoning Map Amendment, 7516 Hayward Road

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of the 1.54 acre parcel to apply the Institutional (IST) floating zone. (NAC #3)(M. Davis)

L. PC14-267ZMA, Zoning Map Amendment, Sanner Property

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of a 3.02 acre portion of the Sanner Property located east of Walter Martz Road, south of the Tuscarora Creek PND, in order to apply the Institutional (IST) floating zone. (NAC #1)(M. Davis)

M. PC14-269ZMA, Zoning Map Amendment, Hargett Farm

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of the Hargett Farm located south of Butterfly Lane, north of interstate 70, in order to apply the Institutional (IST) floating zone to a 12.12 acre parcel of the property and the Open Space (PRK) floating zone on the remaining 113 acres. (NAC #8)(M. Davis)

N. PC14-219MU, Master Plan, West Park Village

The Applicant is requesting a revision to the previously approved mixed use, master plan for the property located at 5901 Old National Pike. (NAC #8)(Mark)

V. NEW BUSINESS:

O. PC14-214MU, Master Plan, Bowersox Property

The Applicant is requesting approval a mixed use, master plan for the 6.12 acre property. The Applicant proposes to develop a maximum of 52 townhouse units and to retain the existing structure for conversion into nonresidential use.

The Applicant is also requesting a waiver of the parkland dedication requirements per Section 608 of the Land Management Code (LMC), entitled, *Parks and Open Space*, as well as modifications to Section 417, *Mixed Use Districts (MU-1 and MU-2)*. (NAC #4)(Reppert)

P. PC14-427FSI, Final Site Plan, Monocacy Substation

The Applicant is requesting approval of a final site plan for the expansion of the existing utility infrastructure located at 1711 North Market Street. The expansion area will cover an area approximately 80,000 square feet in size.

The Applicant is also requesting a modification to Section 605 of the Land Management Code entitled, *Landscaping Requirements*. (NAC #7)(Mark)

Q. PC14-336FSI, Final Site Plan, Frederick High School

The Applicant is requesting approval of a final site plan for the reconstruction of the high school located at 650 Carroll Parkway. The new school will be three stories and approximately 164,395 square feet.

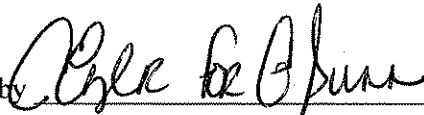
The Applicant is also requesting a modification to Section 607 of the Land Management Code entitled, *Parking and Loading Standards*. (NAC #9)(Mark)

R. PC14-527ZMA, Zoning Map Amendment, 731 N Market Street

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the application of the Institutional (IST) floating zone to the subject property for the purposes of establishing a Religious, Social mission. (NAC #7)(Dunn)

This is the first of two required public hearings.

Approved for release by



on

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.